

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 15, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 15, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 8, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 8, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-279	Transaction/Contract Type: RE / Voucher
Origin/Client:	DOT / DOT	
Project Number:	051-258-003A	
Grantor:	William F. Grunewald	
Property:	1783 Farmington Avenue, Farmington	
Project Purpose:	Replacement of Bridge No. 01951 State Route 4 over the Roaring Brook	
Item Purpose:	Acquisition of approximately 146± SF of land and an 829± SF temporary construction easement all for highway purposes and additional compensation for the contributory value of site improvements.	

Ms. Goodhouse reported on this DOT project to replace Bridge No. 01951 carrying Route 4 over Roaring Brook. The bridge is located just west of the intersection of Route 4 and Route 167 in the Unionville section of Farmington. The existing bridge is a single 18-foot span, and carries three lanes of traffic, including a left turn lane for eastbound traffic to access Route 167 (north). The replacement will span 28 feet with a new structure comprised of precast, pre-stressed concrete deck units on full height, integral abutments. The replacement is necessary because the existing bridge is structurally deficient and hydraulically inadequate with respect to its inability to pass the 100-year frequency discharge with reasonable under clearance.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 15, 2012

Page 2

The subject property is a 0.83 acre lot improved with a 2 ½ story Victorian style house converted to a professional office building. In 2006, DOT acquired a taking area of 1,184 SF, and a temporary work area easement of 920 SF (PRB #06-182). The current proposal is to acquire an additional 146 SF and an additional temporary work area of 829 SF to be used for a temporary pedestrian bridge over Roaring Brook. Ornamental and natural vegetation will be removed. The subject's improvements will not be impacted. The taking areas were valued on the basis of \$10.00/SF for total compensation of \$9,100.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the estimate of compensation prepared by DOT and is consistent with data available from Conn-Comp.com.

PRB #	12-281	Transaction/Contract Type:	RE / Correcting Deed
Origin/Client:	DEEP / DEEP		
Grantee:	Robert S. Volland and Patricia J. Volland		
Property:	Generally located along Sandpiper Point Road, Old Lyme		
Project Purpose:	Correcting Deed for Conveyance of Property		
Item Purpose:	Correcting deed for the conveyance of property in Old Lyme pursuant to Special Act 87-3 Section 5.		

Mr. Dillon reported that in November 1987, the Board originally approved a Special Act Conveyance (PRB #87-418) which required the State to convey a parcel of land comprising approximately 1.29-acres to Mr. Nathan B. Shippee at fair market value. The original submittal to SPRB included a boundary sketch acknowledging that the conveyance parcel comprised 1.29 acres and that the proposed western boundary line was established congruent with the existing boundary line for Mr. Shippee's abutting property to the north.

More recently, the current owners had an A-2 boundary survey of the property completed as part of an intended purchase and sale agreement. Upon completion of the survey it has been determined that the initial survey was incorrectly completed and as such the boundary description prepared as part of the original deed is not consistent with the intended legislative conveyance. The Department of Energy and Environmental Protection is now submitting a "Correcting Quitclaim Deed" to allow the grantee the ability to ".....acquire ownership of the entire 1.29-acre parcel as envisioned by the Special Act Legislation." All other language is consistent with the previous approval provided under PRB #87-418.

Mr. Josephy reported that he and Chairman Greenberg had conducted a site inspection on Wednesday November 14th. Based on their inspection, Mr. Josephy believed that the correcting deed is consistent with the legislative intent of Special Act 87-30 Section 5, which required the conveyance of the 1.29-acre parcel. SPRB Staff also recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-280	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-844	Origin/Client:	DCS/DOE
Contract:	BI-RT-844-ARC		Amendment #3
Consultant:	Drummey Rosane Anderson, Inc.		
Property:	Emmett O'Brien Technical High School		

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, November 15, 2012

Page 3

Project Purpose: Renovations and Additions to Emmett O'Brien Technical High School
Item Purpose: Amendment #3 to compensate the consultant for various project related scope and program changes.

Mr. Dillon reported that Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. Newly proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

On 01/09/2006, the Board approved the A/E contract with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget and a total project budget estimated at \$41,025,000. Coincident with the 1st Amendment (PRB #07-89), construction and total project budgets increased to \$37,456,000 and \$52,367,000. In September 2011 the Board approved Contract Amendment #2 (PRB #11-174) in the amount of \$638,277. This contract amendment converted the project from design-bid-build construction to a Construction Manager at Risk delivery method.

Contact Amendment #3 is intended to modify DRA's contract to allow for additional compensation of \$366,572 related to ten (10) specific project requirements.

SPRB staff discussed with the Board some questions regarding the scope of the contract amendment. It was recommended that the Board suspend action on this contract amendment pending receipt of additional information on the project.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Millstein moved and Mr. Norman seconded a motion to reimburse Messrs. Greenberg and Josephy for meeting and mileage fees in connection with a site inspection of property in Old Lyme (PRB #12-281). The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-279 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-279. The motion passed unanimously.

PRB FILE #12-280 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-280, pending receipt of additional information related to the project. The motion passed unanimously.

PRB FILE #12-281 - Mr. Josephy moved and Mr. Millstein seconded a motion to approve PRB File #12-281. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary